025.0	0002	0019.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	969,500 /	969,500
					USE VALUE:	969,500 /	969,500
					ASSESSED:	969,500 /	969,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOLEY MICHAEL J
Owner 2:	
Owner 3:	
Street 1:	39 LAWRENCE ST APT 3
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02116 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Vinyl Exterior and 3381 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	506,900	6,600	456,000	969,500
Total Card	0.115	506,900	6,600	456,000	969,500
Total Parcel	0.115	506,900	6,600	456,000	969,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.79 | /Parcel: 286.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 16404
GIS Ref:
GIS Ref:
Insp Date: 07/05/17

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	506,800	6600	5,000.	456,000	969,400	969,400	Year End Roll	12/18/2019
2019	104	FV	387,400	6900	5,000.	484,500	878,800	878,800	Year End Roll	1/3/2019
2018	104	FV	387,400	6900	5,000.	353,400	747,700	747,700	Year End Roll	12/20/2017
2017	104	FV	348,400	6900	5,000.	307,800	663,100	663,100	Year End Roll	1/3/2017
2016	104	FV	348,400	6900	5,000.	262,200	617,500	617,500	Year End	1/4/2016
2015	104	FV	309,400	7100	5,000.	256,500	573,000	573,000	Year End Roll	12/11/2014
2014	104	FV	309,400	7100	5,000.	210,900	527,400	527,400	Year End Roll	12/16/2013
2013	104	FV	322,300	7100	5,000.	200,600	530,000	530,000		12/13/2012

!2026!

PRINT

Date	Time
12/10/20	17:32:39

LAST REV

Date	Time
08/04/17	09:36:07
apro	
2026	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENDES JOHN C	29717-264		1/27/1999		280,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2002	337	Siding	31,000	C				VINYL SIDING-TRIM-

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2017	MEAS&NOTICE	KB	Kevin B
4/1/2009	Meas/Inspect	189	PATRIOT
2/3/2003	External Ins	PM	Peter M
10/5/1999	Meas/Inspect	264	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16404
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96060491
Const Adj.:	1.00969899
Adj $ / SQ:	164.887
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734579
Depreciation:	227720
Depreciated Total:	506860

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 7			Baths: 2			HB			

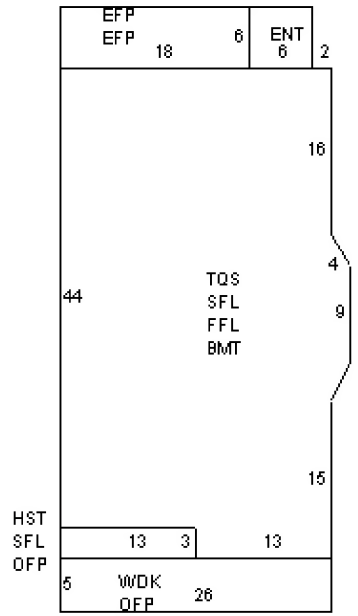
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	7	4	
Totals			
2	13	7	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	164.89
Special Features:	0	Val/Su Net:	98.62
Final Total:	506900	Val/Su SzAd	149.95

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,247	164.890	205,614
BMT	Basement	1,208	49.470	59,755
FFL	First Floor	1,208	164.890	199,183
TQS	3/4 Story	906	164.890	149,387
EFP	Enclos Porch	216	40.220	8,687
OFP	Open Porch	169	26.520	4,482
WDK	Deck	130	13.830	1,797
ENT	ENTRY	36	26.660	960
	Net Sketched Area:	5,140	Total:	633,080
Size Ad	3380.5	Gross Are	5461	FinArea 3381

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

025.0-0002-0019.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1991	21.25	T	22.4	104			6,600			6,600

More: N | Total Yard Items: 6,600 | Total Special Featues: | Total: 6,600

IMAGE

AssessPro Patriot Properties, Inc